

**TRANSFER  
TAX  
PAID**

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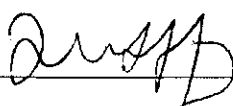
44-171  
44-172

**WARRANTY DEED**

**MICHAEL M. NAWFEL**, of Waterville, County of Kennebec, and State of Maine, for consideration paid, grant to **THOMAS BURNS**, of Hull, County of Plymouth, State of Massachusetts, with *Warranty Covenants*, the land and buildings in Waterville, Kennebec County and State of Maine, and more particularly described as follows:

See Exhibit A.

**WITNESS** my hand and seal this 9<sup>th</sup> day of July, 2004.

  
\_\_\_\_\_

  
**MICHAEL M. NAWFEL**

*State of Maine  
Kennebec, ss*

Then personally appeared the above named Michael M.. Nawfel and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public

LINDA B. GIFFORD  
MY COMMISSION EXPIRES  
NOVEMBER 4, 2010

4) L. Gifford

## Exhibit A - Property Description

### Parcel One:

A certain lot or parcel of land with the buildings thereon, situated in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing on the south line of Common Street at the northwest corner of property of the Masonic Association and in the westerly line of a certain wall connected with the building situated on the property of said Masonic Association; thence southerly along the westerly wall and boundary line of said Masonic Association 36 feet to the southerly wall of the building situated on the property herein conveyed; thence turning to the right forming an interior angle of 90° and running westerly along the exterior of the southerly wall of the aforesaid building 27 feet; thence turning to the right forming an interior angle of 90° and running northerly 14.42 feet along the exterior of the westerly wall of the building on the above described premises to an angle in said wall; thence turning to the left forming an interior angle of 269° and running westerly along the exterior of the southerly wall of said building 16.6 feet to an angle in said wall; thence turning to the right, forming an interior angle of 89° and running northerly along the exterior of the westerly wall of said building 21.25 feet to the southerly line of said Common Street; thence turning to the right, forming an interior angle of 92° running easterly along the southerly line of Common Street and along the exterior of the northerly wall of said buildings 42.75 feet to the point of beginning.

A plan of the above-described premises entitled "Plan of Property, Common Street, Waterville, Maine" by Richard J. Carey, is now being recorded in said Registry.

Also a right of way in common with others on foot and by vehicle over and along a passway as now laid out leading from Common Street to land formerly of J. Peavy & Brothers; thence to Front Street.

Also a right of way and easement in common with others and for the benefit of other property of Nawfel Realty Company which is in part contiguous with the above-described property on the west and south; said right of way and easement to run from the westerly line of the passway or right of way described above in a westerly direction 27 feet and to be 5 feet in width measuring at right angles to the exterior of the southerly wall of the buildings on the above-described premises. Said right of way and easement to be used as a passway and for the location of fuel tanks or other objects placed against the southerly wall of the aforesaid building as long as the same do not interfere with passage by others over said right of way and for the location of a fire escape which shall be so constructed as not to interfere with the passage on said right of way.

Meaning and intending to convey the same premises conveyed to Michael M. Nawfel by Quit-Claim Deed with Covenant of Nawfel Realty dated June 29, 1984 and recorded at the Kennebec County Registry of Deeds on July 2, 1984, at Book 3343, Page 099. ← 44-171

### Parcel Two:

A certain lot or parcel of land, with the buildings thereon, located in said Waterville bounded and described as follows, to wit:

The Masonic Building lot and the Masonic Building, so called, situated thereon, situated on the southerly side of Common Street and bounded northerly by said Common Street, westerly by land formerly of Mark Gallert and land formerly owned by Welcome T. Page and True B. Page, southerly by land formerly owned by E. F. Lyford, C.E. Gray and Reuben Foster, and easterly by land formerly of William T. Haines, being the same premises conveyed by Charles G. Carleton and Leonard L. Thayer to the said Masonic Building Company, April 5, 1890, as by deed recorded in Kennebec Registry of Deeds, Book 381, Page 163, together with all the rights of way and pass-ways and easements mentioned in said deed and subject to all of the conditions of said deed. Excepting however, such portions of said Masonic Buildings, which have since been conveyed by the said Masonic Building Company to William T. Haines. Also the right of way in the rear of the Haines Building extending from said Masonic Building lot on the east to Front Street, which was conveyed by said William T. Haines to said Masonic Building Company.

There is excepted and reserved from this conveyance the antique organ and all appurtenances thereto, the stoves and all unattached furnishings and the Commandery wardrobe.

Excepting and reserving rights of the lessees under the following three Leases by Grantor:

- A. To Wheeler, Arey & Millett, PA dated February 1, 1983.
- B. To Richard L. Chasse, II, d/b/a Plants Alice With Flowers, Etc. dated February 1, 1983.
- C. To Chester Hildreth, d/b/a Evangeline's Beauty Shop, dated February 1, 1984.

Grantor hereby assigns to the Grantee said Leases and all Grantor's rights thereunder, and Grantee shall assume all of Grantor's future obligations under said Leases.

Excepting and reserving any easements or conveyances of record since said deed of March 30, 1907.

Meaning and intending to convey the same premises conveyed to Michael M. Nawfel by deed of Waterville Masonic Association dated June 29, 1984, and recorded in the Kennebec County Registry of Deeds on July 2, 1984, at Book 2699, Page 238. ← 44-172

**Parcel Three:**

A certain lot or parcel of land situated in said Waterville, bounded and described as follows:

Beginning at the southeasterly corner of the land and building of Michael M. Nawfel; thence North 63° 50' 54" West along the southerly line of said Nawfel land and building a distance of 7.50' to a point; thence South 26° 09' 6" West along the easterly line of land of M.G.H. Realty, Inc. a distance of 9.00 feet; thence South 63° 50' 54" East along the northerly line of said land of M.G.H. Realty, Inc. a distance of 7.41' to an iron pin set on the westerly line of land of Michael M. Nawfel; thence North 26° 42' 18" East along the westerly line of said Nawfel land a distance of 9.00' to the point of beginning. The above described parcel contains 67.11 square feet.

Meaning and intending to convey a portion of the premises conveyed to Michael M. Nawfel by deed of MGH Realty Inc. dated October 5, 1984 and recorded at the Kennebec County Registry of Deeds at Book 2741, Page 43. ← 44-172

**Parcel Four:**

A certain lot or parcel of land situated in said Waterville, bounded and described as follows:

Beginning at an iron pin set on the northerly line of the property deeded to M.G.H. Realty, Inc. in Book 1693, Page 336 of the Kennebec Registry of Deed, said iron pin is also set at the southeasterly corner of the land deed to said M.G.H. Realty, Inc. in Book 1700, Page 143 of said Registry and 67.70' easterly from the easterly line of Main Street; thence North 89° 59' 55" East along the northerly line of land of said M.G.H. Realty, Inc. passing through a brick wall supporting the southwesterly part of the former Masonic Building, now owned by Michael M. Nawfel a distance of 2.18' to the northeasterly corner of said land of M.G.H. Realty, Inc. which corner is also set on the westerly line of an 8' wide passway over land of said Nawfel; thence South 26° 07' 29" West along the westerly line of said passway a distance of 8.91' to a point set at the southeasterly corner of land of said M.G.H. Realty, Inc., said point also marks an angle in said passway; thence South 89° 59' 55" West along the southerly line of said M.G.H. Realty, Inc. a distance of 2.28' to an iron pin set on said southerly line; thence North 26° 42' 18" East along the easterly line of said M.G.H. Realty, Inc. a distance of 8.955' to the iron pin at the point of beginning. The above described parcel of land contains 17.82 square feet.

Meaning and intending to convey a portion of the premises conveyed to Michael M. Nawfel by deed of MGH Realty Inc. dated October 5, 1984 and recorded at the Kennebec County Registry of Deeds at Book 2741, Page 43. ← 44-172

Meaning and intending to convey the parcels of land as delineated in the shaded area as shown on Exhibit A attached to the deed recorded in Book 2741, Page 43 of said Registry.

**Parcel Five:**

A certain lot or parcel of land situated in said Waterville, bounded and described as follows:

Beginning at an iron pin in the westerly line of land conveyed to Michael M. Nawfel by deed of the Waterville Masonic Association, said deed recorded in the Kennebec County Registry of Deeds, Book 2699, Page 238, said pin also being in the easterly line of land of Merrill Trust Company and conveyed of record to the Federal Trust Company by deed of Clement J. Warren, said deed recorded in said Registry, Book 2225, Page 18; thence North 00° 27' 50" West along said westerly line of land of Michael M. Nawfel, a distance of 30.48 feet to an iron pin in the northeasterly corner of the lot herein conveyed and in the northeasterly corner of the Merrill Trust lot hereto fore referenced; thence South 89° 59' 55" West along the southerly line of said land of Nawfel a distance of 30.00 feet to an iron pin in the northwesterly corner of the lot herein conveyed; thence South 35° 29' 35" East near the northeasterly side of a right of way as now traveled across, said land of Merrill Trust Company a distance of 22.78 feet to an iron pin; thence South 54° 58' 10" East continuing near said side of said right of way and across said land of Merrill Trust company a distance of 20.79 feet to the iron pin at the point of beginning.

The lot herein conveyed contains 536.12 square feet.

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Reference is hereby made to that portion of the passageway abandoned and/or released in Book 2741, Page 39; Book 2741, Page 47; Book 2741, Page 50 and Book 2741, Page 54 of the said Registry.

Meaning and intending to convey the same premises conveyed to Michael M. Nawfel by deed of The Merrill Trust Company dated May 18, 1987, and recorded at the Kennebec County Registry of Deeds on June 5, 1987, at Book 3165, Page 151.

Excepting and reserving the portion of the premises conveyed to the Merrill Trust Company by deed dated June 3, 1987, recorded in said Registry in Book 3166, Page 350, but conveying hereby the easement reserved therein.

Received Kennebec SS.  
07/14/2004 8:17AM  
# Pages 4 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS